

Town of Beech Mountain

Planning Board Minutes
May 2, 2006

Call to Order

Chairman Paul O'Connell called the meeting to order at 9:07 am. Other Board Members present were John Hoffman and Andy Porter. Also present were Mayor Rick Owen, Town Council members Paul Piquet and Pete Chamberlain, Public Works Director Riley Hatch, and Town Manager Michael Boaz.

1. Adoption of Agenda

The agenda was accepted as presented.

2. Approval of Minutes

Mr. Hoffman moved to approve the April 6, 2006 minutes as submitted, seconded by Mr. Porter, motion carried unanimously.

3. Reclassification of Zone R-3

Mr. Porter moved to reclassify zone R-3 to R-3a. Mr. O'Connell seconded the motion and it passed unanimously.

4. Discussion of Zoning Table IX

Mr. Hoffman suggested that the board edit footnote 3 on Table IX to allow only buildings with 16 bedrooms or less. Manager Boaz explained that if the board edits the footnote, it will affect other areas of the table. Mr. Boaz further explained that the best way to achieve what he thought the board was trying to achieve would be deletion of the footnote. Mr. O'Connell moved to delete footnote 3 of Table IX. The motion was seconded by Mr. Porter and passed unanimously.

5. Fox Crest Plat Extension

Staff explained that the development was on schedule but had to delay development during the winter. Therefore, Fox Crest Associates LLC have been unable to create a final plat. Fox Crest Associates filed a formal request for extension. Mr. O'Connell moved to extend the due date for the plat an additional 12 months. The motion was seconded by Mr. Hoffman and passed unanimously.

6. Discussion of Sign Ordinance

Staff reported that the sign ordinance was difficult to enforce due to lack of clarity of the term “earth-toned.” Mr. Hoffman indicated Mr. Adolfo was looking into developing a definition of the term. In order to include Mr. Adolfo in the conversation Mr. O’Connell moved to table the item. The motion was seconded by Mr. Porter and passed unanimously.

7. Open Burning Ordinance

Mr. Hoffman reported that North Carolina Law prohibits fires within 700 ft. of a road and 1000 ft. of a building. Due to this law, Mr. Hoffman advocated that the Town of Beech Mountain discontinue issuance of burn permits. Mr. O’Connell asked what the alternative would be for contractors. Staff reported that chipping or hauling debris would be the only available options. Mr. Porter explained that discontinuing burn permits would put a burden onto builders. Manager Boaz indicated the town may be in violation of State Law which supercedes Town Law. Therefore, the town may need to eliminate burn permits to adhere to State Law. Mayor Owen suggested Mr. Cook find the law for the Planning Board. Mr. Porter moved to table the item until Mr. Cook can provide Planning Board members with a copy of the law. The motion was seconded by Mr. O’Connell and passed unanimously.

Adjournment

With no further business, Mr. Hoffman moved to adjourn, seconded by Mr. O’Connell, motion carried unanimously. The meeting adjourned at 9:50 am.

Respectfully Submitted

Keith Cook
Secretary to the Board